

ROUTING AND RECORD SHEET

SUBJECT: (Optional)

DDA Registry
86-1295

FROM:

 William F. Donnelly
 Deputy Director for Administration

EXTENSION

NO.

DATE

28 July 1986

TO: (Officer designation, room number, and building)

DATE

RECEIVED

FORWARDED

OFFICER'S INITIALS

COMMENTS (Number each comment to show from whom to whom. Draw a line across column after each comment.)

1. D/Logistics

2.

3.

4.

5.

6.

7.

8.

9.

10.

11.

12.

13.

14.

15.

John:

1. On 25 July and again on 28 July, I discussed with the DDs the tentative completion dates included in this memorandum. (I briefed the DDCI on 26 July.) I emphasized that the dates mentioned are not firm. I also emphasized that the dates, if firm, are when we take beneficial occupancy and that they should anticipate the passage of up to a year after those dates before we fully occupy the various sections of the building.

2. For the record, the tentative dates were:

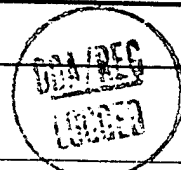
Core (computer area), 1 September 1987 (8-month slippage); North Tower, 1 September 1987 (6-month slippage); and South Tower, 30 October 1987 (3-month slippage).

William F. Donnelly

Att: Memo from D/L to DDA

 cc: ExDir w/att.
 Comptroller w/att.

ROUTING AND RECORD SHEET



SUBJECT: (Optional)

New Building Occupancy Dates

FROM:

John M. Ray
Director of Logistics

EXTENSION

NO.

OL 2026-86

TO: (Officer designation, room number, and building)

DATE

RECEIVED

FORWARDED

OFFICER'S INITIALS

COMMENTS (Number each comment to show from whom to whom. Draw a line across column after each comment.)

1. HDDA
7D24 Hqs

18 JUL 1986

2. MS/DA 21 JUL 1986
DDA 22 JUL 1986

21 JUL 1986

3.

Bill: I suggest that the revised dates listed herein be conveyed to the Comptroller et al as our new tentative schedule, which may have to be adjusted after the negotiations are completed.

② FYI: as the existing Hqs Bldg come in on schedule, they had 3 years to complete whereas the contract for the NHB was awarded in May 85 with a completion date of July 87.

13.

14.

15.

18 JUL 1986

MEMORANDUM FOR: Deputy Director for Administration

FROM: John M. Ray
Director of Logistics

SUBJECT: New Building Occupancy Dates

1. The original General Services Administration (GSA) contract documents for the New Headquarters Building specified that the Agency would occupy the New Building in three phases. The Core (computer area) was to be available in January 1987, the North Tower in March 1987, and the South Tower in July 1987. At the present time, GSA is negotiating with the prime contractor to ascertain the dollar and time impact of a number of claims the contractor has against the government. These claims request extensions of completion dates due to steel erection problems, flooding of the steel supplier's plant in Bristol, Virginia, and the many changes required by the refitup process. It was hoped that these negotiations would have been concluded in June 1986, at which time new official, contractually binding occupancy dates would be announced. GSA has advised the New Building Project Office (NBPO) that the negotiations are extremely complex and have reached an apparent impasse. The main issue centers around the prime contractor's contention that he be allowed to claim further unspecified extensions of time in the future, based on change orders which are negotiated on a cost-only basis. GSA's position is that each change must be fully negotiated as to cost and time impact and will not allow what, in effect, are consequential time damages.

2. Realizing that contractually binding completion dates might not be finalized for some time, NBPO has attempted to establish reasonable completion dates based on ongoing negotiations and an analysis of the present status of construction. These reasonable completion dates, although not official, are necessary to allow all components involved in the New Building effort to effectively replan their activities. The tentative revised completion dates proposed by NBPO are as follows:

Core (computer area)	1 September 1987 (8-month slippage)
North Tower	1 September 1987 (6-month slippage)
South Tower	30 October 1987 (3-month slippage)

The above dates will be adjusted, if necessary, once the outcome of negotiations is known.

ADMINISTRATIVE - INTERNAL USE ONLY

02 2026-86

SUBJECT: New Building Occupancy Dates

3. The impact of these tentative slippages has not yet been fully analyzed. The most obvious impact would be on planning by the Office of Logistics for component moves into the New Headquarters Building and renovations within the Old Headquarters Building. These, in turn, would be affected by OIT planning for computer and communications installations. A meeting is scheduled with OIT for 22 July to discuss the possible impact on their activities by the slippages outlined above.

4. Based on the need to have reasonable planning dates, it is proposed that the dates outlined in paragraph 2 become the dates that are used internally within the Agency to plan for New Building activities. GSA has asked that the planning dates we use not become general knowledge so as not to prejudice their ongoing negotiations.

STAT



John M. Ray